

Halcrow Yolles

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07-19475
FRE

Halcrow Yolles

October 27, 2008

Mr. Bill Bradley
AAI Architects
401 Wellington Street, West
3rd Floor
Toronto, ON M5V 1E7

Re: MGM City Center – Harmon Tower Construction – Progress of Link Beam Repair

Dear Bill:

The current status of link beam repair is such that it does not appear the contractor can execute the repair as detailed in a timely manner. Given this fact I see no recourse but to abandon the repair as currently being executed once level 15 is complete.

In our opinion, level 15 will be complete once link beams 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 have been repaired. It is not necessary to demolish and repair link beams 3 and 4 on level 15 until a more refined repair approach is developed. At which time we will revisit the repair of beams 3 and 4.

As you are aware we are in the process of re-analyzing the building in hopes of finding a repair that will allow construction to continue beyond level 23. The goal of this analysis is to repair the building without the extensive demolition and in a manner that can be executed quickly in order to meet the project goals.

Based on our site review of the repair on level 15 it has become evident that repair of link beams 8 and 12 and the connecting stair core has been the least destructive and a relatively quick fix. These beams are the most critical in the building and their repair would likely benefit any "new" repair process that is forthcoming. It is possible that during our re-analysis of the building that repairing link beams 8 and 12 could be accomplished by other means, but at this point this appears unlikely.

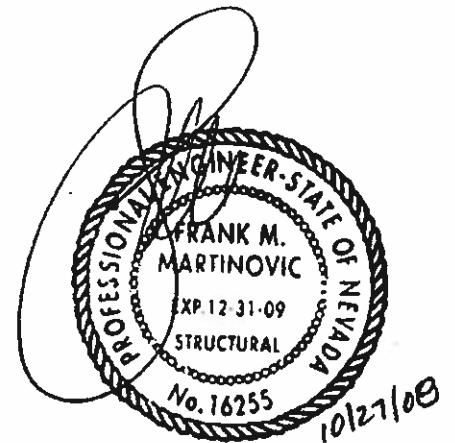
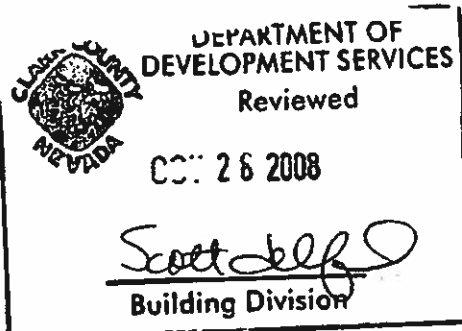
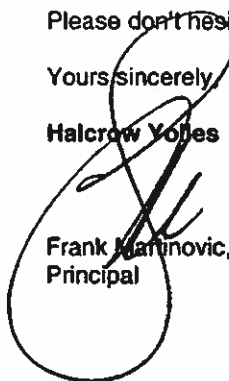
Therefore, we recommend continuing the slab/beam demo repair solely for link beams 8, 12 and the interconnecting slab core for all the remaining levels of the building. Once level 15 is complete as noted above, the demolition and repair of the link beam 8 and 12 area could be executed on multiple floors provided that sufficient gravity shoring is in place and a minimum of two floors separate the areas being repaired. Other than as noted in this letter the original criteria will still apply with respect to the demo and repair.

Please don't hesitate to call should you have any questions or concerns.

Yours sincerely,

Halcrow Yolles

Frank Martinovic, PE, SE
Principal



Halcrow Yolles

07-19475



CLARK COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
BUILDING DIVISION

4701 W. RUSSELL ROAD • LAS VEGAS, NEVADA 89118 • (702) 455-3000

NOTICE OF VIOLATION
NOTICIA DE VIOLACION

If you do not understand this Notice, contact your Building Inspector and provide this Notice to your Superintendent.
Si no entiende esta noticia debe ponerse en contacto con su inspector y proveer esta noticia a Superintendente.

THIS NOTICE MUST BE PRESENTED AT ALL INSPECTION OR PLANS CHECK INQUIRIES.
ESTA NOTICIA DEBE SER PRESENTADA EN TODAS INSPECCIONES O A LA OFICINA DE PLANOS Y PERMISOS.

Permit No. 07-19475 Date: 9-17-08 N.O.V. No. 22522
Owner: BELLAGIO
Site Address: 3730 L V BLYD S Suite / Bldg. No.
Builder / Contractor: PERINI
Project Name: LIFESTYLES (HARMON) Tenant Name:
Area of Work: REINF CONCRETE

Building [checked] Electrical [] Mechanical [] Grading []
Fence [] Plumbing [] Pool / Spa []

AN INSPECTION WAS MADE AT THE ADDRESS RECORDED AND THE FOLLOWING VIOLATION(S) WERE NOTED
NUMEROUS DEFICIENCIES HAVE BEEN FOUND IN REINFORCING OF LINK BEAMS FROM FLOORS 6 THRU 20. MUST PROVIDE UP TO DATE ENGINEERING DETAILS FOR CORRECTION OF DISCREPANT WORK. NO NEW CONSTRUCTION SHALL CONTINUE FROM THE BOTTOM OF 23RD LEVEL DECK AND UP.

Section: IBC UMC NEC UPC IRC
Title: 22.02.455 Clark County Code

You are hereby notified to correct the condition(s) stated above within 30 days from service of this Notice.
... If not corrected, action will be taken as required by law.

Notice Served Upon: NEIL BAKER Time:
Inspector: JACK B SIVERTSON

If work has commenced without first obtaining the required permit or if work exceeds the scope of a valid permit, an investigation fee shall be assessed as stated in the Building Administrative Code of Clark County.

DISPOSITION

Inspector: Date:



CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES BUILDING DIVISION

4701 W. RUSSELL ROAD LAS VEGAS, NEVADA 89118 (702) 455-3000

CLARK COUNTY BUILDING DEPT. RECORDS FILE SET

NOTICE OF VIOLATION NOTICIA DE VIOLACION

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Permit No. 07-19475 Date: 9-17-08 N.O.V. No. 22322
Owner: BELLAGIO
Site Address: 3730 L V BLYD S Suite / Bldg. No.
Builder / Contractor: PERINI
Project Name: LIFESTYLE (HARMON) Tenant Name:
Area of Work: REINF CONCRETE

Building [checked] Electrical [] Mechanical [] Grading []
Fence [] Plumbing [] Pool / Spa []

AN INSPECTION WAS MADE AT THE ADDRESS RECORDED AND THE FOLLOWING VIOLATION(S) WERE NOTED
NUMEROUS DEFICIENCIES HAVE BEEN FOUND IN REINFORCING OF LINK BEAMS FROM FLOORS 6 THRU 20. MUST PROVIDE UP TO DATE ENGINEERING DETAILS FOR CORRECTION OF DISCREPANT WORK. NO NEW CONSTRUCTION SHALL CONTINUE FROM THE BOTTOM OF 23RD LEVEL DECK AND UP.

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DISPOSITION

Inspector: Date:



Department of Development Services
Building Division

4701 W. Russell Rd • Las Vegas NV 89118
(702) 455-3000 • Fax (702) 221-0630

Phil Rosenquist, Director • Ronald L. Lynn, Building Official

NOTICE OF VIOLATION
NOTICIA DE VIOLACION

NOV

Permit No. 07-19475 8-5-08 N.O.V. No. 24831
Owner: MGM/ Mirage
Site Address: 3730 L V BLVD S Suite/Bldg. No. ---
Builder/Contractor: EUGENE MILLER/CONVERSE CONSULTANTS
Project Name: LIFESTYLES TOWER (HARMON) Tenant Name: ---
Area of Work: FLOORS 5 THROUGH 20

Form with checkboxes for Building, Electrical, Mechanical, Grading, Fence, Plumbing, Pool/Spa, and an empty checkbox.

AN INSPECTION WAS MADE AT THE ADDRESS RECORDED AND THE FOLLOWING VIOLATION(S) WERE NOTED:

On site inspectors, Scott Edberg and Joseph Glenn Laurente, noted in their reports, all structural reinforcing items, with regards to link beams, as complying with the CCDDS approved plans. It has been found, in the field, that the link beams reinforcing has severely deficient items, such as reinforcing torch cut, misaligned and missing cap ties. This is prevalent on floors 5 through 20. Deficient items were brought to the attention of CCDDS by the Engineer of Record and have been subsequently verified by destructive testing.

The noted inspectors appear to be negligent in their inspections. Due to the negligent inspections, work on this tower has been suspended.

Section: IBC UMC NEC UPC IRC
Title: 22.02.510 Clark County Code

You are hereby notified to correct the condition(s) stated above by within 7 days from service of this Notice. If not corrected, action will be taken as required by law.

Notice Served Upon: Eugene Miller Time: 2:10 pm
Inspector: Jack Sivertson

If work has commenced without first obtaining the required permit or if work exceeds the scope of a valid permit, an investigation fee shall be assessed as stated in the Building Administrative Code of Clark County.

DISPOSITION

Horizontal lines for disposition notes.

Inspector: Time:



CLARK COUNTY
DEPARTMENT OF DEVELOPMENT SERVICES
BUILDING DIVISION

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Permit No. 07-17475 Date: 7-18-08 N.O.V. No. 24844
Owner: MGM Mirage
Site Address: 3740 S LV Blvd. Suite / Bldg. No. _____
Builder / Contractor: Peini
Project Name: CityCenter - Harmon Tower Tenant Name: _____
Area of Work: Structural

<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Grading
<input type="checkbox"/> Fence	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Pool / Spa	<input type="checkbox"/> _____

AN INSPECTION WAS MADE AT THE ADDRESS RECORDED AND THE FOLLOWING VIOLATION(S) WERE NOTED
Regarding the issue noted in Correction Notice # 31253, issued 7-15-08 involving
wire cut rebar in link beams, and unapproved "protection":
During determination of the extent of the deficiencies and required remedial
action to be performed, Contractor is to stop structural construction above
the level already attained, (21st to 22nd Vert. Wall) on East Core - West
portion not yet poured at this time. Construction may resume upon Approval by
Clark County Development Services.

Section: 22.07.455 - Approval Required IBC UMC NEC UPC IRC
Title: 2008DAC Clark County Code

You are hereby notified to correct the condition(s) stated above within ^{As noted} ~~above~~ ~~days~~ days from service of this Notice.
If not corrected, action will be taken as required by law.

Notice Served Upon: Chris Anderson / PBC Time: _____
Inspector: Mike Kempner

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an investigation fee shall be assessed as stated in the Building Administrative Code of Clark County.

DISPOSITION

Inspector: _____ Date: _____



CLARK COUNTY
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 BUILDING DIVISION
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Permit No. 07-19475 Date: 9-8-8 N.O.V. No. 24874
 Owner: BELLAGIO
 Site Address: 3730 LV BLVD S Suite / Bldg. No. —
 Builder / Contractor: INSPECTOR - SCOTT EDBERG
 Project Name: HARMON TOWER Tenant Name: —
 Area of Work: CONVERSE

- | | | | |
|--|-------------------------------------|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Electrical | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Grading |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Pool / Spa | <input type="checkbox"/> _____ |

AN INSPECTION WAS MADE AT THE ADDRESS RECORDED AND THE FOLLOWING VIOLATION(S) WERE NOTED
FIELD OBSERVATIONS AND DESTRUCTIVE TESTING
REVEALS REINF MATERIALS PLACED FOR LINK BEAMS AND
WALL JAMBS ARE NOT PER CCDDS-BD APPROVED PLANS, ENGINEER
OF RECORD DETAILS OR SHOP DRAWINGS. FLOORS 6 THRU 16 ARE
INVOLVED WITH 18 LINK BEAMS PER FLOOR. INSPECTOR'S DAILY REPORTS
REF ALL REINF PLACED IS IN COMPLIANCE WITH APPR'D PLANS.
INSPECTOR NOTED SHOWS NEGLIGENCE IN PERFORMING DUTIES REQ'D
BY HIS POSITION IN ACCORDANCE W/CCBAC, TECH GUIDELINES & IBC.

Section: _____ IBC UMC NEC UPC IRC
 Title: 22.02.525 (A) (2) Clark County Code.

You are hereby notified to correct the condition(s) stated above within 0 days/hours from service of this Notice.
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Notice Served Upon: _____ Time: _____
 Inspector: JACK SIVERTSON

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 an investigation fee shall be assessed as stated in the Building Administrative Code of Clark County.

DISPOSITION

Inspector: _____ Date: _____



CLARK COUNTY
 DEPARTMENT OF DEVELOPMENT SERVICES
 BUILDING DIVISION
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NOV

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Permit No. 07-19475 Date: 9-8-8 N.O.V. No. 24876
 Owner: BELLAGIO
 Site Address: 3730 LV BLVD S Suite / Bldg. No. —
~~Builder / Contractor:~~ INSPECTOR - J. GLENN LAURENTE
 Project Name: HARMON TOWER Tenant Name: —
~~Area of Work:~~ CONVERSE

<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Grading
<input type="checkbox"/> Fence	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Pool / Spa	<input type="checkbox"/> _____

AN INSPECTION WAS MADE AT THE ADDRESS RECORDED AND THE FOLLOWING VIOLATION(S) WERE NOTED
FIELD OBSERVATIONS AND DESTRUCTIVE TESTING REVEALS REINFORCING MATERIALS PLACED FOR LINK BEAMS AND WALL JAMBS ARE NOT PER CCDDS-BD APPR'D PLANS, ENGINEER OF RECORD DETAILS OR SHOP DRAWINGS. FLOORS 17 THRU 20 ARE INVOLVED WITH 18 LINK BEAMS PER FLOOR. INSPECTOR'S DAILY REPORTS REF ALL REINF IS IN COMPLIANCE WITH APPR'D PLANS. INSPECTOR NOTED SHOWS NEGLIGENCE IN PERFORMING DUTIES REQ'D BY HIS POSITION IN ACCORDANCE WITH CCBA C, CCDDS-BD TECH GUIDELINES AND

Section: _____ IBC UMC NEC UPC IRC
 Title: 22.02.525(A)(2) Clark County Code

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Inspector: _____ Date: _____